

PROPERTY LOCATION

No	Alt No	Direction/Street/City
469	-475	SUMMER ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	SUMMER REALTY SERVICES LLC			
Owner 2:				
Owner 3:				
Street 1:	12 HURON DR			
Street 2:				
Twn/City:	NATICK			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	01760	Type:		

PREVIOUS OWNER

Owner 1:	COCHRAN CLARENCE E-MARY F -		
Owner 2:	-		
Street 1:	47 SUTHERLAND RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as Store with a Retail Strip Building built about 1900, having primarily Brick Exterior and 3560 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 5 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	325	Store	Prime NB Desc:	COMM AVG		Total:	612,074	Spl Credit		Total:	612,100
--------------	---------	--------------	-------	-------------	-----	-------	----------------	----------	--	--------	---------	------------	--	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
325	10000.000	291,900		612,100	904,000		51366
							GIS Ref
							GIS Ref
Total Card	0.230	291,900		612,100	904,000	Entered Lot Size	
Total Parcel	0.230	291,900		612,100	904,000	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		253.93	/Parcel:	253.9	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	291,900	0	10,000.	602,000	893,900	893,900	Year End Roll	12/18/2019
2019	325	FV	278,600	0	10,000.	561,900	840,500	840,500	Year End Roll	1/3/2019
2018	325	FV	273,300	0	10,000.	501,700	775,000	775,000	Year End Roll	12/20/2017
2017	325	FV	273,300	0	10,000.	441,500	714,800	714,800	Year End Roll	1/3/2017
2016	325	FV	273,300	0	10,000.	331,100	604,400	604,400	Year End	1/4/2016
2015	325	FV	211,000	0	10,000.	301,000	512,000	512,000	Year End Roll	12/11/2014
2014	325	FV	211,000	0	10,000.	301,000	512,000	512,000	Year End Roll	12/16/2013
2013	325	FV	211,000	0	10,000.	301,000	512,000	512,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
2/26/2014	137	Sign	1,800	O				
1/10/2014	22	Manual	2,000	C				
12/13/2013	1816	Manual	6,850	C				
11/19/2013	1706	Sign	1,600	C				
11/7/2013	1642	Manual	7,000	C				
9/27/2013	1442	Manual	3,000	C				
8/20/2013	1249	Sign	3,100	C				
7/12/2013	1069	Manual	25,000	C				
7/3/2013	1009	Renovate	76,000	C				
2/28/2012	170	Manual	22,000					build out unit 3 a

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Meas/Inspect	PH	Patrick H
5/4/2018	Mail Update	MM	Mary M
5/1/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
2/25/2014	Info Fm Prmt	EMK	Ellen K
2/25/2014	Info Fm Prmt	EMK	Ellen K
2/6/2014	Info Fm Prmt	EMK	Ellen K
2/3/2014	Info Fm Prmt	EMK	Ellen K
2/3/2014	Info Fm Prmt	EMK	Ellen K

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	51366
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

	Name
I	Patrick H
M	Mary M
C	PHIL C
KK	Ellen K
KK	Ellen K
KK	Ellen K
KK	Ellen K
KK	Ellen K
KK	Ellen K

//_

APPRAISED:

904,000 /

904,000

USE VALUE:

904,000 /

904,000

ASSESSED:

904,000 /

904,000

1 of 1

Commercial

CARD

ARLINGTON

